

IN RE: PETITIONS FOR SPECIAL
HEARING
SPECIAL EXCEPTION &
ZONING VARIANCES
W/S of Merritt Blvd.,
S of Eilers Avenue
2020 Merritt Boulevard
12th Election District
7th Councilmanic District
Petitioner
Jerauld Berlin

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* OF
* BALTIMORE COUNTY
* CASE NO. 90-325-
* SPHX

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to amend the site plan in Case No. 4093X and Case No. 89-11SPH and to determine that a use in combination for a food store and the sale of gasoline is permitted on this site. Petitioner also requests a special exception pursuant to Section 405.4D8 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a food store as a use in combination with a gasoline service station. Petitioner further requests variances from Section 238.2 of the B.C.Z.R. to permit a rear yard of 11 feet in lieu of the required 30 feet, from Section 405.4A.1 of the B.C.Z.R. to permit a lot area of 22,346.28 square feet plus or minus in lieu of the required 25,840 square feet, from Section 405.4A.2.a of the B.C.Z.R. to permit a 0 foot setback for an existing sign in lieu of the required 6 feet; and from Section 405.4A.3.a of the B.C.Z.R. to permit a 5 foot tangent from the property line for an existing entrance in lieu of the required 10 feet, all as more

particularly described on the plans submitted prepared by Paul Lee Engineering, Inc. and identified as Petitioner's Exhibit No. 1. In an amended Petition for Variance Petitioner also requested a variance from Section 405.4A.2a of the B.C.Z.R. to permit a 12 foot front yard setback for existing gasoline pumps in lieu of the required 15 feet.

The Petitioner appeared, testified and was represented by counsel, John B. Gontrum, Esquire at the hearing on February 15, 1990. Also appearing on behalf of the Petitioner was Paul Lee, engineer with Paul Lee Engineering, Inc. There were no protestants. At the hearing testimony indicated that the variance for a sign setback of 0 feet in lieu of the required six feet was no longer requested as the sign was to be removed. The site plan, however, indicated an additional variance for existing pumps of 12 feet in lieu of the required 15 feet. Petitioner accordingly amended his petition and after posting a second hearing was held on April 26, 1990 at which time Petitioner again appeared with Paul Lee and John B. Gontrum, his attorney, and there were no protestants. Testimony supporting the variance request had been taken at the February 15, 1990 hearing.

Testimony indicated that the subject property consists of .513 acres zoned B.R.-C.N.S. and was granted a special exception for an automotive service station in Case No. 4093X. That site plan and order was subsequently amended in zoning case No. 89-11-SPH. The property currently enjoys a usage as

a service station with a truck rental facility. Petitioner testified that he is desirous of converting the existing service bay area into a convenience store and adding an area onto the rear of the building to provide for additional storage. As pictures filed as Petitioner's Exhibit 2 indicate, there is a block building on the rear property line of Petitioner's property. A small walkway exists along the side of this building all on Petitioner's property. A rear yard variance was granted in Case No. 83-14A for a similar, although not identical, extension onto the rear of the Petitioner's building. This variance was subsequently eliminated in Case No. 89-11SPH. It is clear from the photographs that the building and adjacent buildings have existed for quite some time. To the south of Petitioner's property along Merritt Boulevard is existing vacant land except for railroad tracks. Eilers Avenue to the north of the property is a paper street totally unimproved from Petitioner's lot out to Merritt Boulevard. The lot on the far side of that is now vacant. Petitioner's photographs 2A through I tended to show the mixed industrial and commercial nature of the area, and Petitioner testified that the subject property for the proposed use meets Section 502 requirements.

It is clear from Section 405.2 of the B.C.Z.R. that an automotive-service station is permitted by special exception in a B.R.-C.N.S. District on an individual site. Section 405.4D provides that a food store with less than 5,000 square

feet of retail sales area may be permitted by special exception as a use in combination with a service station provided that its said use is an integral combination with the service station use. Petitioner's Exhibit 1 indicates that the service station layout will be integrated with the proposed retail store, and that the retail store meets the maximum sizing requirements. It is equally clear that the proposed use in combination would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are effectuated by the special exception request as well as by the proposed amendment to the site plan previously approved.

The Petitioner had the burden of submitting testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interests. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's exhibit 1 and as further indicated by the photographs in Petitioner's Exhibit 2 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. *Schultz v. Pritts*, 432 A.2d 1319 (1981). In reviewing the comments filed by Department of Environmental Protection

and Resource Management, and by the Deputy Director of the Office of Planning and Zoning, in particular, it is clear that the use as proposed and as modified by those comments will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After due consideration of the testimony and evidence presented, it appears that the relief requested in the special hearing and by the special exception should be granted with certain restrictions as more fully described below.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

1. Whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. Whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. Whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances

requested are granted, such uses as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety and general welfare. In fact, several of the requests are to bring the site as it now exists into compliance with current zoning requirements. It is clear from the testimony that this site has existed in this configuration for many years with no apparent detriment to the community. The fact that a variance similar to the one requested for the rear yard of 11 feet in lieu of the required 30 feet was once before granted indicates again that the variance would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing, special exception and variances requested should be granted:

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of April, 1990, that the Petition for Special Hearing to approve an amendment to the site plan approved in Case No. 4093-X and in Case No. 89-11SPH and to determine that a use in combination of a food store and the sale of gasoline is permitted on the site, and the Petition for Special Exception to allow a automobile-service station as a use in common with a retail store of less than 5,000 square feet and the Petition for

Zoning Variances to permit a rear yard setback of 11 feet in lieu of the required 30 feet and to permit a lot area of 22,346.28 square feet in lieu of the required 25,840 square feet, to permit a 12 foot frontyard setback for existing pumps in lieu of the required 15 feet, and to permit a 5 foot tangent from the property lines for an existing entrance in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall comply with the requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated December 19, 1989, a copy of which has been attached hereto and made a part hereof.
3. Any lighting fixtures used for illumination and security purposes should be arranged to reflect the light away from the adjacent residential properties and public streets.
4. No outdoor display of retail merchandise shall be permitted.
5. Dumpsters should be screened from public view.
6. Prior to the issuance of any permits, Petitioner shall submit a landscaping plan to the Deputy Director of the Office of Planning and Zoning. The Plan should include the planting of street trees and/or shrubs along Merritt Boulevard. A copy of the approved plan shall be submitted to the Zoning Commissioner's Office for inclusion in the case file prior to the issuance of any permits. A note should be included on the landscape plan indicating that any planting provided in the public right of way shall be maintained by the

Petitioner.

7. When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

8. Upon request and reasonable notice, Petitioners shall permit a representative of the Office of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

Ann M. Natarowicz
ANN M. NATAROWICZ
Deputy Zoning Commissioner for
Baltimore County

RECEIVED BALTIMORE COUNTY
APR 30 1990
ZONING DEPARTMENT

Paul Leo P.E.

Paul Leo Engineering Inc.
301 W. Pennsylvania Ave.
Towson, Maryland 21204
301-321-5341

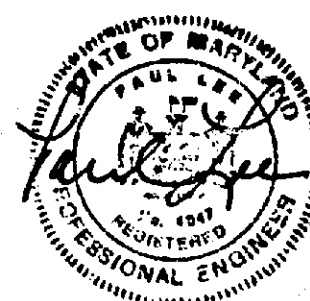
DESCRIPTION

2020 MERRITT BOULEVARD

12TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Beginning for the same at the corner formed by the south right of way line of Eilers Avenue, 30 feet wide, and the right of way line of Merritt Boulevard, 100 feet wide, thence running with and binding on said west right of way line (1) South 31°48'12" West - 215.57 feet to the north right of way line of the Patapasco Neck Branch Railroad Spur, thence running with and binding on said north right of way line (2) North 65°46'18" West - 84.14 feet, thence leaving said north right of way line of the Patapasco Neck Branch Railroad Spur (3) North 00°58'18" West - 141.59 feet to the south right of way line of Eilers Avenue, 30 feet wide, thence running with and binding on said south right of way line (4) North 89°01'42" East - 190.56 feet to the place of beginning. Containing 0.513 acres of land, more or less.

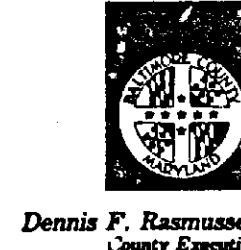


J.O. 88-026
October 12, 1989

Engineers - Surveyors - Site Planners

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

April 30, 1990



John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITIONS FOR SPECIAL HEARING, SPECIAL EXCEPTION AND VARIANCE
W/S of Merritt Boulevard, S of Eilers Avenue
(2020 Merritt Boulevard)
12th Election District - 7th Councilmanic District
Jerald Berlin - Petitioner
Case No. 90-325-SPHXA

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing, Special Exception, and Zoning Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Ann M. Nastawicz
ANN M. NASTAWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

90-325-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

to amend the plan in Case 90-325-SPHXA and to determine that a variance is warranted (see plat)
is permitted

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Gontrum

(Type or Print Name)

Signature

809 Eastern Boulevard

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

Jerald Berlin

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2020 Merritt Boulevard 284-7344

Address Phone No.

Baltimore, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19 day of DEC, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15 day of FEB, 1990, at 9:30 o'clock A.M.

Filed 12/16/89 By J.R.H.
any time on day of hearing
Ch. Long

Continued: 4/24/90 ... 10:30 A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

90-325-SPHXA

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for

as same situate with a sewage station (see plat)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

John B. Gontrum

(Type or Print Name)

Signature

809 Eastern Boulevard

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No.: 686-8274

Legal Owner(s):

Jerald Berlin

(Type or Print Name)

Signature

(Type or Print Name)

Signature

2020 Merritt Boulevard 284-7344

Address Phone No.

Baltimore, Maryland 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

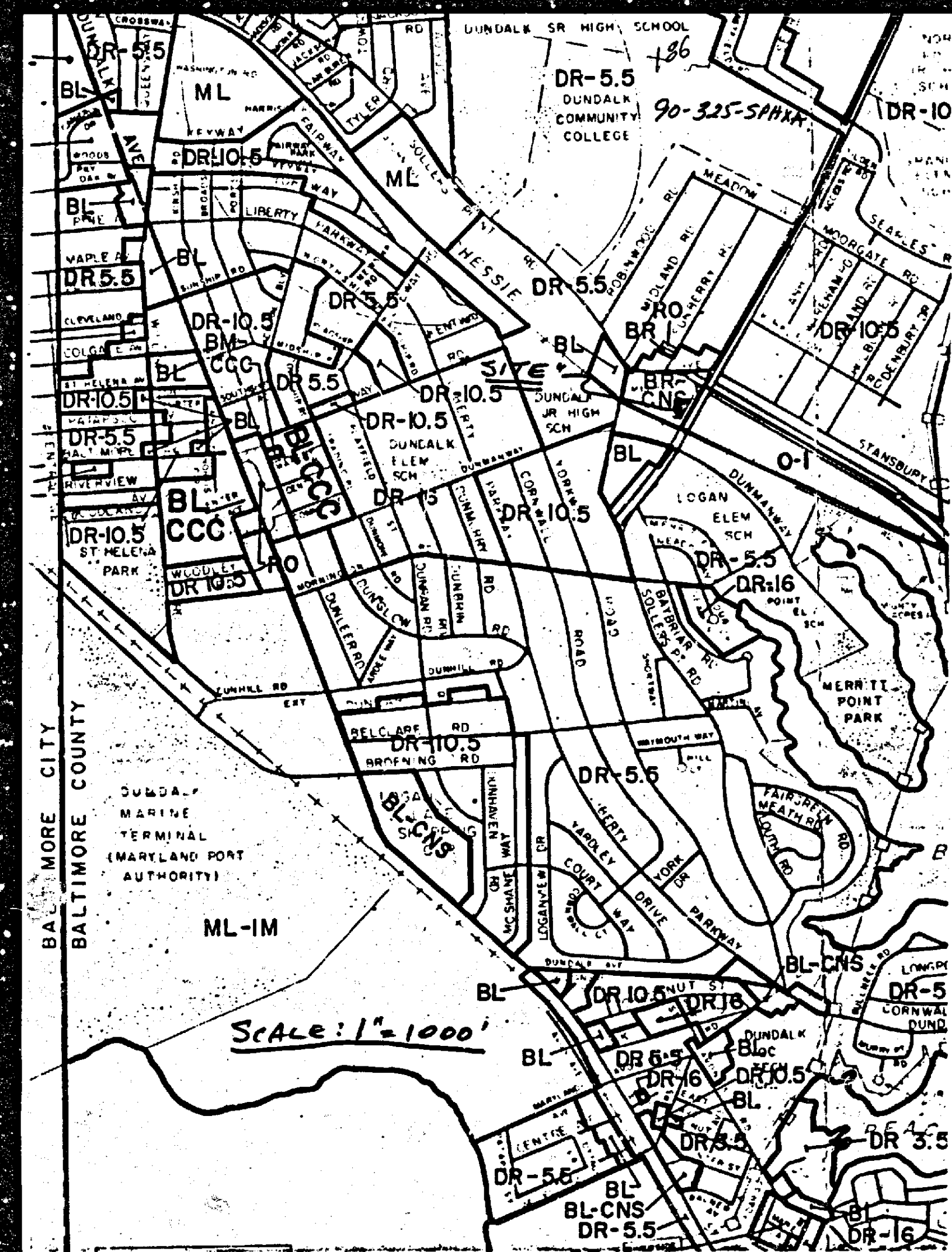
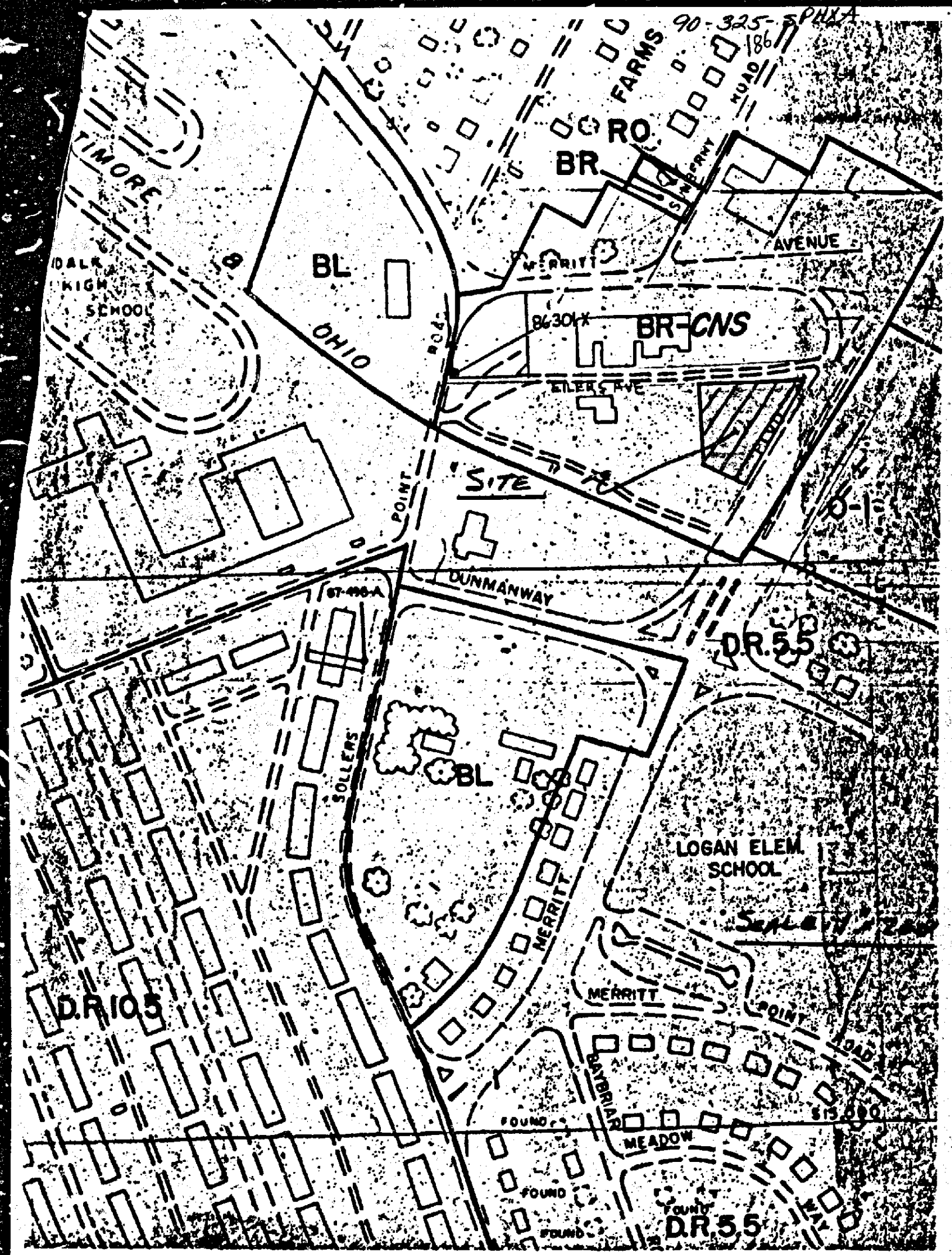
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19 day of DEC, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15 day of FEB, 1990, at 9:30 o'clock A.M.

Filed 12/16/89 By J.R.H.
any time on day of hearing
Ch. Long

Continued: 4/24/90 ... 10:30 A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County



Baltimore County
Zoning Commissioner
County Office Building
116 West Chesapeake Avenue
Towson, Maryland 21204

Account: R001-6150
Number: 587

12/06/89 H9000186

	QTY	PRICE
020 - ZONING VARIANCE (OTHER)	1	
040 - SPECIAL HEARING (OTHER)	1	
050 - SPECIAL EXCEPTION	1	

Please make checks payable to: Baltimore County
Cashier Validation: -SUM OF ABOVE FEES (MAXIMUM) \$450.00

K. E. Morris
BUREAU OF WATER QUALITY AND RESOURCES

LIST OF WITNESSES

NAMES AND ADDRESSES TO SUMMONS

Paul Lee 2020 Merritt Blvd
Paul Lee 304 W Penn Ave NW

CERTIFICATE OF PUBLICATION

TOWSON, MD., *Feb 1*, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on *Feb 1*, 1990

THE JEFFERSONIAN,

S. Zabe Olson
 Publisher

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

January 17, 1990



Dennis F. Rasmussen
 County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing, Special Exception & Zoning Variances
 CASE NUMBER: 90-325-SPHX
 W/S of Merritt Blvd., S of Ellers Avenue
 2020 Merritt Blvd.
 12th Election District - 7th Councilmanic
 Petitioner(s): Jerauld Berlin
 HEARING: THURSDAY, FEBRUARY 15, 1990 at 9:30 a.m.

Special Exception: For use in combination with a service station (food store)
 Special Hearing: To amend site plan in case #89-11-SPH and to determine that a use in combination (food store) is permitted.
 Variances: To permit a rear yard of 11 feet in lieu of the required 30 feet; to permit a lot area of 22,346.28 sq. ft. (s) in lieu of the required 25,840 sq. ft.; to permit a sign setback of 0 feet in lieu of the required 5 ft.; and to permit a curb tangent length of 5 ft. in lieu of the required 10 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:
 (If "PHASE II" of the "SHOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3351 to confirm hearing date.)

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Jerauld Berlin
 John B. Contrum, Esq.
 File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Paul Lee</i>	<i>304 W. Penn Ave NW</i>
<i>John B. Contrum</i>	<i>505 Eastern Blvd, NTV</i>
<i>Jerauld Berlin</i>	<i>2020 Merritt Blvd</i>

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *12TH* Date of Posting: *2/23/90*
 Posted for: *Special Hearing, Special Exception & Amended Petition for Variance*
 Petitioner: *Jerauld Berlin*
 Location of property: *W/S of Merritt Blvd, S of Ellers Ave*
2020 Merritt Blvd
 Location of Signs: *Facing Merritt Blvd, spaces 13 feet wide*
on property of R. Haines
 Remarks:
 Posted by: *McHale* Date of return: *2/23/90*
 Number of Signs: *5*

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

March 14, 1990



Dennis F. Rasmussen
 County Executive

NOTICE OF REASSIGNMENT CONTINUING

Case #(s): 90-325-SPHX
 Petitioner(s): Jerauld Berlin
 Location: 2020 Merritt Boulevard

THE ABOVE MATTER HAS BEEN REASSIGNED.

THE HEARINGS WILL NOW TAKE PLACE AS FOLLOWS:

THURSDAY, APRIL 26, 1990 at 10:30 a.m.

BALTIMORE COUNTY OFFICE BUILDING, 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY

Units:
 Copies:
 Jerauld Berlin
 John Contrum, Esq.
 Paul Lee
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE *MARCH 14, 1990*



Dennis F. Rasmussen
 County Executive

Jerauld Berlin
 2020 Merritt Boulevard
 Baltimore, Maryland 21222

Re: Petitions for Special Hearing, Special Exception & Zoning Variances.
 CASE NUMBER: 90-325-SPHX
 W/S of Merritt Blvd., S of Ellers Avenue
 2020 Merritt Blvd.
 12th Election District - 7th Councilmanic
 Petitioner(s): Jerauld Berlin
 HEARING: THURSDAY, APRIL 26, 1990 at 10:30 a.m.

Dear Mr. Berlin:

Please be advised that \$265.92 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

*Includes posting & advertising for 2-15-90 and reposting charges for 4/26/90.

cc: John B. Contrum, Esq.
 File

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

NOT MAILED

March 13, 1990



Dennis F. Rasmussen
 County Executive

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Exception, Special Exception and Amended Petition for Zoning Variance
 CASE NUMBER: 90-325-SPHX
 W/S of Merritt Blvd., S of Ellers Avenue
 2020 Merritt Blvd.
 12th Election District - 7th Councilmanic
 Petitioner(s): Jerauld Berlin
 HEARING: THURSDAY, APRIL 26, 1990 at 10:30 a.m.

Special Exception: Use in combination with a service station (food store).
 Special Hearing: To amend site plan in case 89-11-SPH and to determine that a use in combination (food store) is permitted.
 AMENDED VARIANCE: To permit a rear yard of 11 feet in lieu of the required 30 ft.; to permit a lot area of 22,346.28 sq. ft. in lieu of the required 25,840 sq. ft.; to permit a curb tangent length of 5 ft. in lieu of the required 10 ft.; to permit a 12 ft. front yard setback for existing signs in lieu of the required 15 ft.

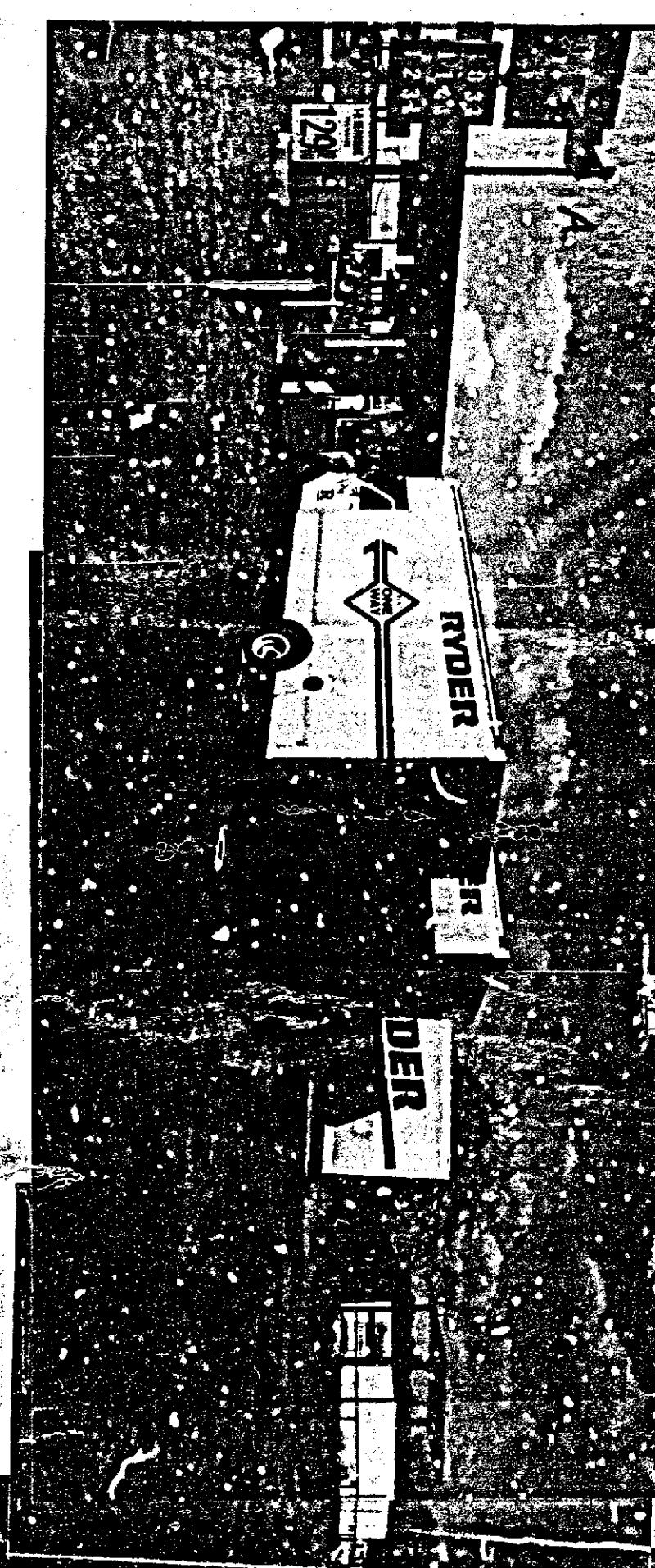
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Jerauld Berlin
 John Contrum, Esq.
 Paul Lee
 File

Petitioner's Exhibit 1

90-325-SPHX



A. Aerial view of Merritt & Ellers
 150' through site

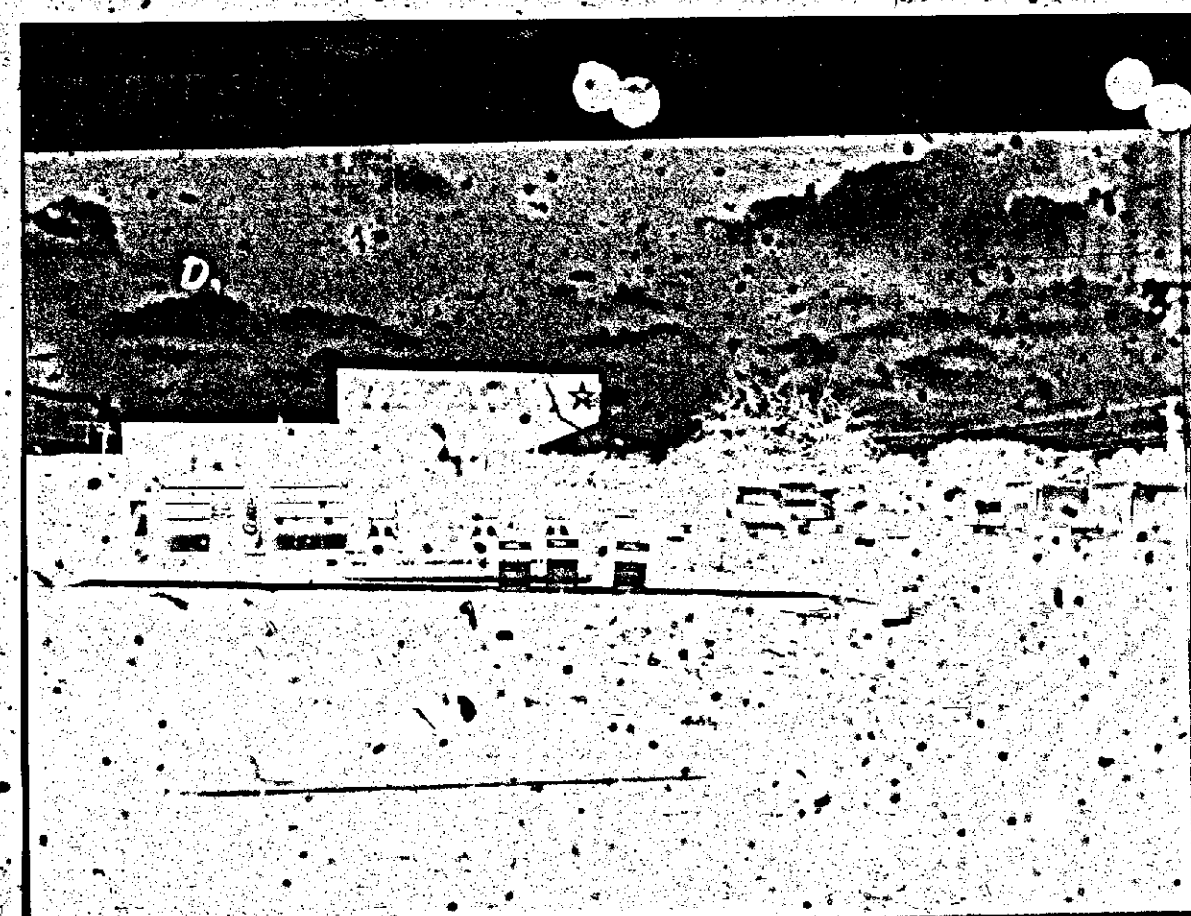


90-325-SPHX

B. From N.E. entrance on Merritt

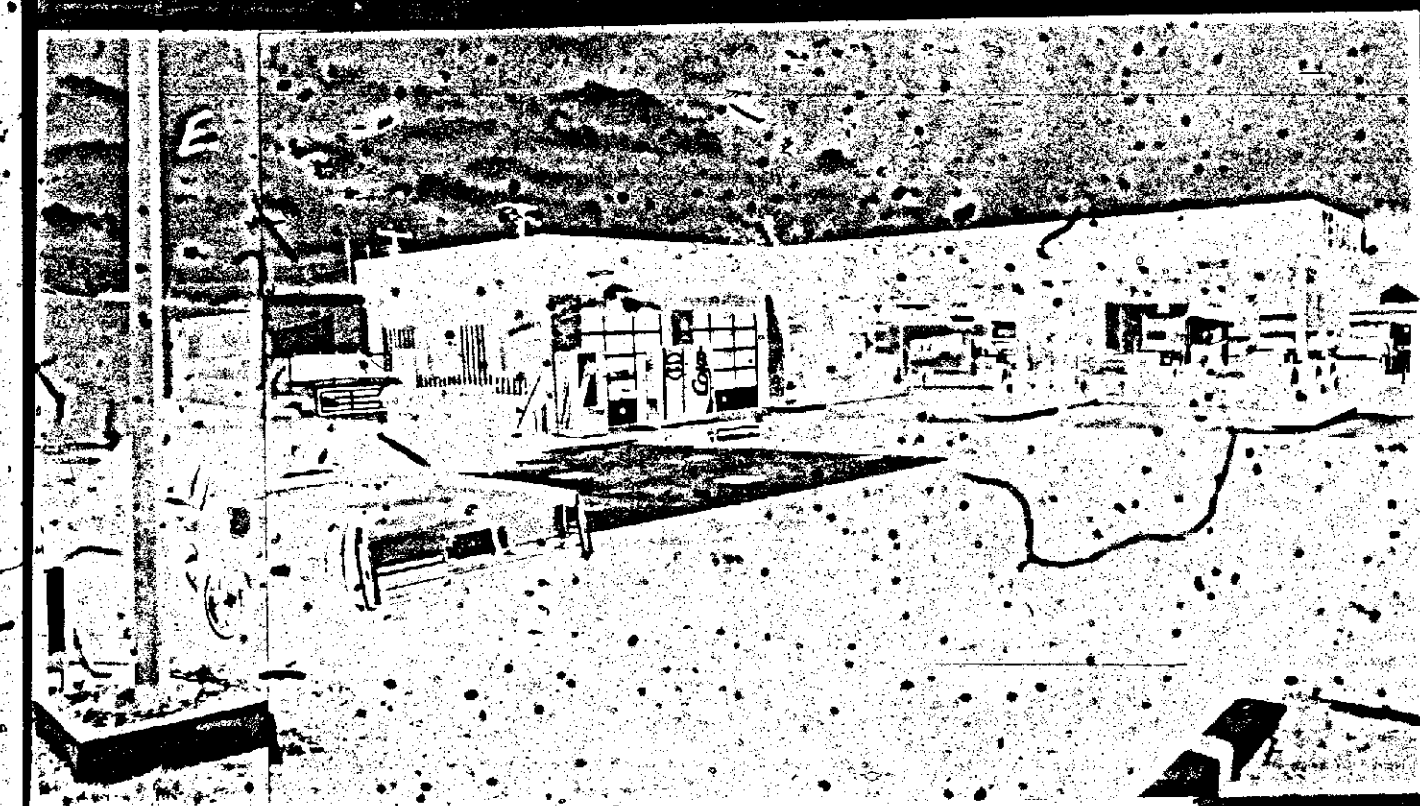


C. Looking up Ellers
 Subject site on left



90-325-SPHXA

D. Looking into site from median on Merritt Blvd.

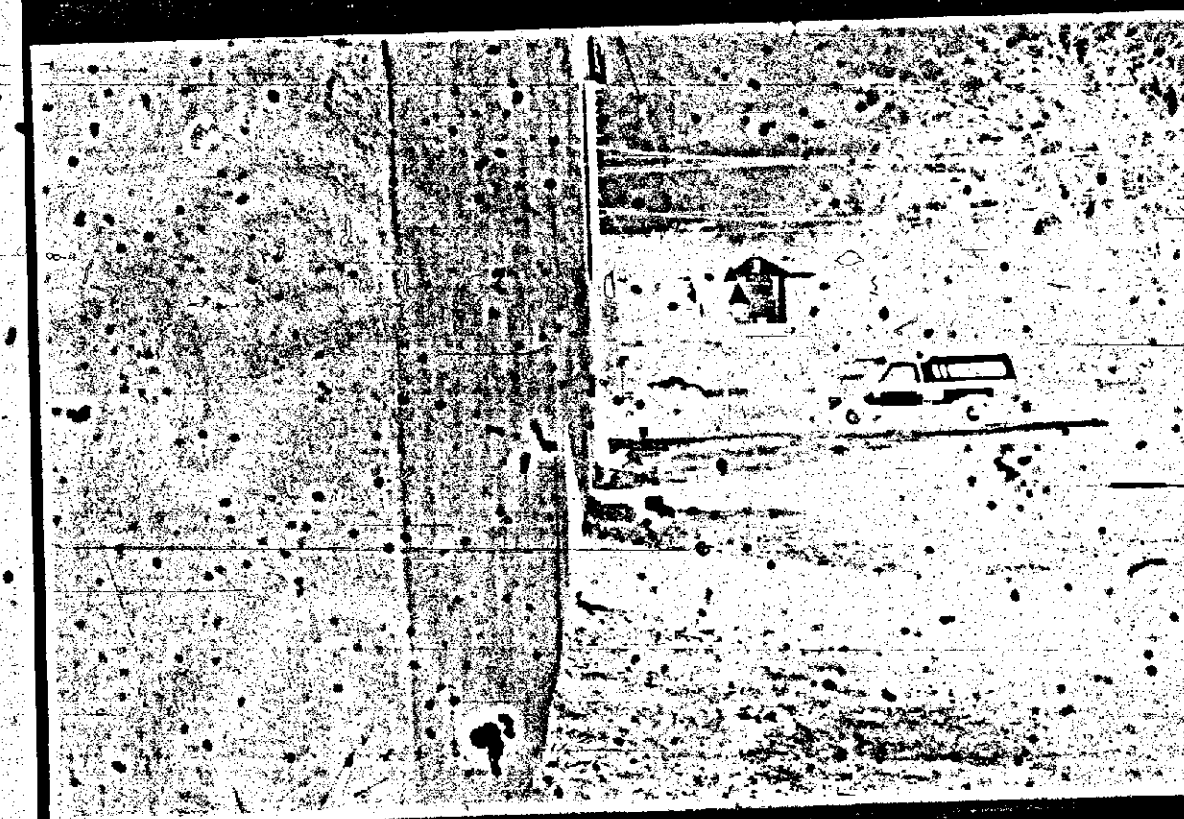


E. Looking from S.E. corner into site

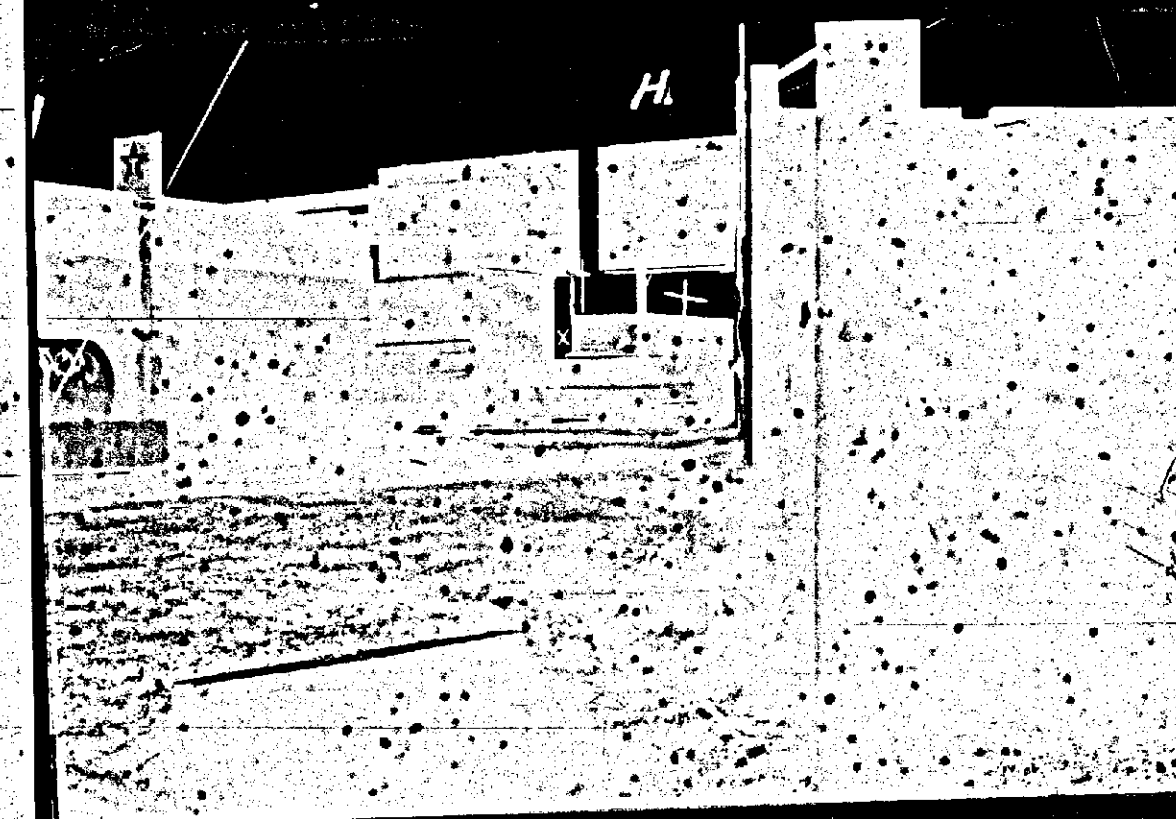


90-325-SPHXA

F. Looking north across site

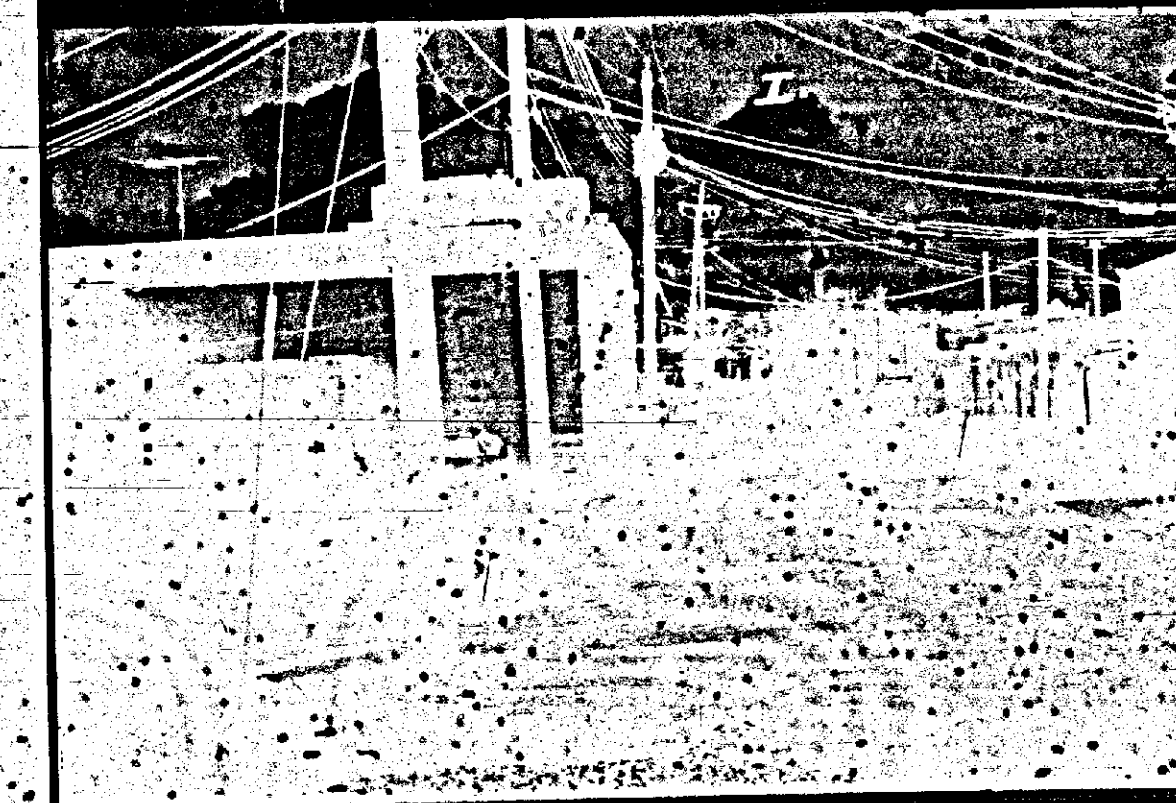


G. Looking north along property line Green & Lock Building on property line



90-325-SPHYA

H. Looking south on rear property line.



I. From N.W. corner, looking at buildings on Eilers

Baltimore County Zoning Commissioner County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204		receipt Account: R-001-6150 Number: 712	
Date: <i>April 2, 1990</i> <i>Shirley 4/3/90</i>		May 2, 1990 MS000735	
Posting and Advertising Fees		\$265.92	
Berlin		90-325-SPHXA	
B 010-****26592-a 3026F		Please make checks payable to: Baltimore County	
Cashier Validation:			

